

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33426

34/35

Property Information

property address: 2501 MALONEY

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 11, LOT 3,4 (PT OF)

owner name/address: LODGECO PROPERTIES, LTD  
(FKA INVESTMENTS, LTD)  
0  
BEVERLY HILLS, CA 90210-2328

full business name:

land use category:

VACANT

type of business:

current zoning:

C3

occupancy status:

VACANT

lot area (square feet):

8000

frontage along Texas Avenue (feet):

N/A

lot depth (feet):

80

sq. footage of building:

N/A

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

NO

NO

Improvements

# of buildings:

0

building height (feet):

# of stories:

type of buildings (specify):

building/site condition:

0

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify)

N/A

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☐ yes ☐ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs:

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no

# of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no:

landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

Vacant lot - maintained grassy area  
with 3-4 trees. some debris - grass @ ~6 in.  
fenced area open on Maloney Street.  
separates from nail salon.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_